

Chapter 18.195
RP-1N PLANNED SINGLE-FAMILY INFILL RESIDENTIAL DISTRICT

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18.195.010 Statement of intent

The zoning of property as RP-1N, Planned Single-Family Infill Residential District, is intended to encourage renewed investment in established Overland Park neighborhoods in the form of new, compatible, single-family development. It is envisioned that this district will be used for large-scale infill and redevelopment and not on a lot-by-lot basis. Flexibility from the traditional single-family residential district standards is offered to maintain single-family character where site and development characteristics might otherwise discourage single-family development. Property zoned RP-1N shall be provided with public sanitary sewers prior to, or concurrent with, development.

The RP-1N District is intended to be located on residential property covered by the Infill and Redevelopment Design Guidelines and Standards which are shown as Medium-Density Residential on the Future Development Plan or on lots with existing duplex zoning. Where lot widths and setbacks are in context with existing single-family developments, the RP-1N district may be considered within areas covered by the Infill and Redevelopment Design Guidelines and Standards shown as Low-Density Residential as a buffer between uses of different intensities or where development constraints such as access, topography, drainage issues and infrastructure availability warrant design flexibility.

(History: Ord. ZRR-2507 §3, 2004)

18.195.020 Permitted uses

No building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses permitted in District R-1, subject to the development and performance standards set forth in Chapter 18.180.

(History: Ord. ZRR-2507 §3, 2004)

18.195.030 Height and area regulations

The maximum height of buildings, the minimum dimension of lots and yards, the minimum lot area per dwelling permitted on a lot shall be as follows, except as provided in Chapter 18.420:

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A. Maximum height:

1. Residences -- two and one-half stories, not exceeding 35 feet.
2. Accessory structures and uses, other than non-residential structures -- one story, not exceeding 20 feet and not exceeding the height of the main structure.

B. Minimum front yard:

1. Minimum of 15 feet but, no greater than 30 feet.

C. Minimum side yard:

1. 6 feet on both sides; or
2. In a platted zero lot line subdivision, only one side yard shall be required, which shall be a minimum of 12 feet.
3. In the case of a corner lot, the side yard adjacent to the street shall be not less than 20 feet; provided that where the lot backs up to another corner lot, the street side yard shall be not less than 15 feet.

D. Minimum rear yard -- 20 feet

E. Minimum lot width -- 50 feet

F. Minimum lot depth -- 85 feet

G. Minimum lot area per dwelling -- 4,250 square feet (History: Ord. ZRR-2507 §3, 2004)

18.195.040 Parking regulations

Two off-street parking spaces shall be provided for each single-family dwelling, at least one of which shall be in a garage or carport. See Chapter 18.430 for additional parking requirements.
(History: Ord. ZRR-2507 §3, 2004)

18.195.050 Plan approval

In consideration of rezoning to RP-1N, preliminary development plans shall be submitted in accordance with Section 18.140.190. Final development plans shall be submitted for approval in accordance with Section 18.140.210.
(History: Ord. ZRR-2507 §3, 2004)

18.195.060 Development and performance standards

- A. District size - All parcels hereafter zoned RP-1N shall contain a minimum of 1 acre of land area; provided that the Planning Commission and Governing Body may waive this requirement if the proposed tract abuts an existing RP-1N development and the proposed tract will enable a compatible extension of the existing development.
- B. See Section 18.180.070, which is incorporated herein by reference.
- C. Zero lot line subdivisions shall be permitted in the RP-1N District. No windows or doors shall be located on the zero lot line side of the structure.
- D. All properties zoned RP-1N are subject to the requirements of the Infill and Redevelopment Design Guidelines and Standards.

(History: Ord. ZRR-2507 §3, 2004)

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